

Minutes

Zoning Board of Adjustment Meeting

Location: Strafford Town Hall Conference Room

Date & Time: November 18, 2021 7:00PM

Board Members Present:

Alison Brisson – Vice Chairman
Aaron Leff
Terry Hyland
Herman Groth

Others Present:

Jen Czysz, Strafford Regional Planning Commission,
Executive Director

In the absence of the Chairman, Ashley Rowe, Vice Chairman, Alison Brisson, called the meeting to order at 7:00PM, recognized the board members, Herman Groth, Aaron Leff and Terry Hyland, as present. She also recognized as present Jen Czysz, Executive Director, Strafford Regional Planning Commission. The Vice Chairman indicated the next regular meeting of the ZBA would be held on December 16, 2021, at 7:00PM.

The Vice Chairman asked the Board members if they had reviewed the minutes of the October 21, 2021 meeting, and all indicated they had. The Vice Chairman called for a motion to accept the minutes as written, which was so moved by Aaron Leff, seconded by Herman Groth. With all Board members voting in the affirmative, the motion carried.

The Vice Chairman opened the public hearing at 7:02PM and indicated Case #432 to be new business before the Board.

Case #432: Request for 4 Variances - Robert and Priscilla Wilcox, Lakeshore Drive, Tax Map 35, Lot 4.

The Vice Chairman read for the record the following: The Applicants, Robert and Priscilla Wilcox, are proposing to build a 22'x32' two-story home with a 10'x22' deck, serviced by a well and an Advanced On-Site Septic System on a 0.75 ± acre lot located at 96 Lakeshore Drive, on the shore of Bow Lake. The following is a review of four variance applications, seeking relief from:

1. *Article 1.4.1.C Agricultural-Residential District, Land Requirements, Side and Backyards*, to allow a new home that is located over 25 feet from the side property line, but 49.4 feet from abutting structure where 50 feet is required.
2. *Article 1.4.4 Wetland Conservation Overlay District, Section 3.0 Restricted Uses within the Wetland Conservation District*, to allow the construction of a new home located 10.1 - 12.1 feet at its closest point from wetland where 50 feet is required.
3. *Article 1.4.4 Wetland Conservation Overlay District, Section 3.0 Restricted Uses within the Wetland Conservation District*, to allow a sealed septic tank 25.1 feet at its closest point from wetland where 75 feet is required.

4. *Article 1.4.4 Wetland Conservation Overlay District, Section 3.0 Restricted Uses within the Wetland Conservation District*, to allow a dispersal field 50.6 feet from wetland where 75 feet is required.

The applicant was not able to be present at this meeting and requested a continuance to the December 16, 2021 meeting. The Vice Chairman called for a motion to grant the request, which was so moved by Terry Hyland and seconded by Herman Groth. All Board members voted in the affirmative, granting the continuance of Case #432 to the December 16th ZBA meeting.

There being no further business before the Board, the Vice Chairman called for a motion to adjourn. Aaron Leff moved to adjourn, which was seconded by Herman Groth, and voted on in the affirmative by all Board members. The meeting was adjourned at 7:12PM.